

STATE OF TEXAS §
COUNTIES OF POTTER §
AND RANDALL §
CITY OF AMARILLO §

On the 25th day of June 2012, the Amarillo Planning and Zoning Commission met in a work session in Room 206, second floor of City Hall, at 2:45 PM to review agenda items, then convened in regular session at 3:00 PM in the Commission Chambers on the third floor of City Hall, 509 East 7th Avenue, Amarillo, Texas, with the following members present:

| VOTING MEMBERS | PRESENT | NO. MEETINGS HELD | NO. MEETINGS ATTENDED |
|-------------------------|---------|-------------------|-----------------------|
| David Craig | N | 20 | 12 |
| Dean Bedwell | Y | 87 | 81 |
| Judy Day, Vice-Chairman | Y | 90 | 76 |
| Casey Webb | Y | 20 | 18 |
| Mike Good | Y | 2 | 2 |
| Anthony Ledwig | N | 2 | 1 |
| Howard Smith, Chairman | Y | 125 | 109 |

PLANNING DEPARTMENT STAFF: Cris Valverde, Senior Planner
Kelley Shaw, Planning Director Jan Sanders, Admin Tech

Chairman Smith opened the meeting, established a quorum and conducted the consideration of the following items in the order presented. Kelley Shaw, Planning Director, read the staff reports and gave the recommendations for each item.

ITEM 1: Approval of the minutes of the June 11, 2012 meeting

A motion to approve the minutes of the June 11, 2012 meeting was made by Commissioner Bedwell, seconded by Commissioner Webb, and carried 4:0:1, with Commissioner Day abstaining.

ITEM 2: Z-12-15 Rezoning of a 18.98 acre tract of unplatted land in Section 63, Block 9, BS&F Survey, Randall County, Texas plus one-half of all bounding streets, alleys, and public ways to change from Agricultural District to Residential District 1. (Vicinity: Nancy Ellen St. and Hillside Rd.)
APPLICANT: Perry Williams

Mr. Shaw explained the property had recently been annexed and zoned as agricultural. The applicant is requesting a zoning change to Residential District 1 for development of single-family detached homes. A motion to approve Z-12-15 was made by Commissioner Day, seconded by Commissioner Bedwell and carried unanimously.

ITEM 3: Z-12-16 Rezoning of a 77.99 acre tract of unplatted land in Section 63, Block 9, BS&F Survey, Randall County, Texas plus one-half of all bounding streets, alleys, and public ways to change from Agricultural District to Planned Development District for mixed use development. (Vicinity: Nancy Ellen St. and Hillside Rd.)
APPLICANT: Perry Williams

Mr. Shaw mentioned the property, East of Item 2, Z-12-15, had also recently been annexed, and is zoned agricultural. A Planned Development is recommended for the mixed-use development plans of this tract. Mr. Shaw stated staff feels the planned development standard details need further defining, and recommended tabling the item at this time. A motion to table Z-12-16 until the next Planning & Zoning meeting of July 9, 2012, was made by Commissioner Day, seconded by Commissioner Bedwell and carried unanimously.

ITEM 4: V-12-04 Vacation of a portion of Cleveland St. and a portion of a 20ft. alley adjacent to and in Block 327, Holland's Addition, in Section 156, Block 2, AB&M Survey, Potter County, Texas. (Vicinity: SE 2nd Ave. & Cleveland St.)
APPLICANT: City of Amarillo

Mr. Shaw stated staff's opinion is abandonment of the right-of-way segments will not create any negative impact to the public, and will be equally distributed among the adjoining property owners. Therefore, staff recommends approval of this vacation with no Fair-Market Value payment as presented. A motion to approve V-12-04 was made by Commissioner Bedwell, seconded by Commissioner Craig and carried unanimously.

ITEM 5: P-12-37 Fox Hollow Unit No. 5, an addition to the City of Amarillo, being a replat of Lots 20-30, Block 1, Fox Hollow Unit No. 3, in Section 160, Block 2, AB&M Survey, Potter County, Texas. Vicinity: (Fox Hunt Ave. & Red Fox St.)
DEVELOPER: Jim Archer
SURVEYOR: Jeff Reasoner

Mr. Shaw stated the plat was not ready and could be resubmitted at a later date at no charge. A motion to deny P-12-37 was made by Commissioner Day, seconded by Commissioner Bedwell and carried unanimously.

CARRY OVERS:

ITEMS 6-9: P-12-29 Dremmel Addition Unit No. 1, P-12-30 Claude Highway Unit No. 1, P-12-31 K&S Acres Unit No.1, P-12-32 La Paloma Estates Unit No. 10.

No action was required on these plats.

ITEM 10: P-12-33 JLB Acres Unit No.1, an addition to the City of Amarillo, being an unplatted tract of land in Section 128, AB&M Survey, Potter County, Texas. (3.00 acres)(Vicinity: Loop 335 & Eastern St.)
DEVELOPER: Starla Beard
SURVEYOR: Jeff Reasoner

Chairman Smith stated that the plat was signed by the Acting Director of Community Services on June 25, 2012.

ITEMS 11-13: P-12-34 Los Altos Unit No. 9, P-12-35 2219 Ranches Unit No 1, P-12-36 Town Square Unit No. 2.

No action was required on these plats.

PENDING ITEMS:

ITEMS 14-45: P-08-10 The Woodlands of Amarillo Unit No. 14, P-08-69 Redstone Addition Unit No. 1, P-10-19 Dixon Acres Unit No. 5, P-10-21 Coulter Acres Unit No. 12, P-10-25 Medical Institute Subdivision Unit No. 9, P-10-27 Amarillo Medical Center Unit No. 18, P-10-47 Grand Avenue Estates Unit No. 5, P-10-48 Famous Heights Addition Unit No. 41, P-10-57 North River Road Gardens Unit No. 3, P-10-60 Alta Vista Estates Unit No. 2, P-11-31 Sundown Acres Unit No. 6, P-11-32 Hillside Terrace Estates Unit No. 14, P-11-34 Plemons Addition Unit No. 14, P-11-54 Tradewind Air Park Unit No. 19, P-11-56 Western-Air Addition Unit No. 21, P-11-60 Hillside Terrace Estates Unit No. 17, P-11-61 Hillside Terrace Estates Unit No. 18, P-12-02 Southeast Park Unit No. 10, P-12-03 Quail Creek Addition Unit No. 31, P-12-04 Town Square Unit No. 1, P-12-08 R&B Industrial Park Unit No. 7, P-12-13 Valley View South Unit No. 3, P-12-14 Holland Addition Unit No. 14, P-12-15 The Colonies Unit No. 48, P-12-16 Sunset Acres Unit No. 3, P-12-13 Valley View South Unit No. 3, P-12-18 The Greenways at Hillside Unit No. 27, P-12-19 City View Estates Unit No. 11, P-12-20 City View Estates Unit No. 12, P-12-21 Glidden and Sanborn Addition Unit No. 8, P-12-22 Osage Acres Unit No. 6, P-12-23 Soncy Estates Unit No. 3.

No action was required on these plats.

ITEM 46: P-12-24 Fox Hollow Unit No. 2, being an unplatted tract of land in Section 160, Block 2, AB&M Survey, Potter County, Texas (2.64 acres)(Vicinity: St. Francis Ave/Loop 335 and Pavillard Dr.)
DEVELOPERS: Arlin Seymour, Myron McMurry, and Shanon Conner
SURVEYOR: Jeff Resoner

A motion to approve P-12-24 was made by Commissioner Day, seconded by Commissioner Bedwell and carried unanimously.

ITEMS 47-48: P-12-26 Bertrand Acres Unit No. 1, P-12-28 Curtis G. Hail's Subdivision.

No action was required on these plats.

ITEM 49: Public Forum: Time is reserved for any citizen to comment on City zoning or planning concerns; however, the Commission can take no action on any issue raised.

No comments were made.

ITEM 50: Discuss Items for Future Agendas

No further comments were made and meeting adjourned at 3:17 p.m.

Kelley Shaw, Secretary
Planning & Zoning Commission